

# STATEMENT OF INFORMATION

38 KING STREET, PORTLAND, VIC 3305

PREPARED BY PAULA DWYER, LOCKETT AND CO REAL ESTATE

A photograph of a coastal scene. In the foreground, a weathered wooden post stands vertically, with a thick, light-colored rope tied in a knot around its top. The rope extends diagonally across the frame. The background shows a sandy beach with some low-lying vegetation, followed by the ocean with white-capped waves under a clear sky.

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A photograph of a wooden post with a thick rope tied around it, set against a background of a beach and the ocean. The rope is a light brown color and is tied in a complex knot around the post. The post is made of weathered wood and is positioned in the foreground. The background shows a sandy beach with some low-lying vegetation and the ocean with waves breaking in the distance. The sky is a pale blue.

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

Property offered for sale

Address  
Including suburb and  
postcode

38 KING STREET, PORTLAND, VIC 3305

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price:

\$155,000

Median sale price

Median price

\$177,500

Property type

Vacant Land

Suburb

PORTLAND

Period

01 October 2024 to 30 September 2025

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

| Address of comparable property    | Price     | Date of sale |
|-----------------------------------|-----------|--------------|
| 52A BARKLY ST, PORTLAND, VIC 3305 | \$112,500 | 28/05/2025   |
| 5 COLT WAY, PORTLAND, VIC 3305    | \$132,000 | 29/05/2024   |
| 78 PATRICK ST, PORTLAND, VIC 3305 | \$145,000 | 20/08/2024   |

This Statement of Information was prepared on:

08/10/2025